

150.0

0002

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

748,100 / 748,100

USE VALUE:

748,100 / 748,100

ASSESSED:

748,100 / 748,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: POLLACK ROBIN E	
Owner 2: FREDERICK CAROL M	
Owner 3:	

Street 1: 83 ROBBINS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FREDERICK CAROL -

Owner 2: POLLACK ROBIN -

Street 1: 83 ROBBINS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476-7531

NARRATIVE DESCRIPTION

This parcel contains 5,854 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 1775 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5854		Sq. Ft.	Site		0	80.	1.02	9									476,497						476,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5854.000	271,600		476,500	748,100		98833
							GIS Ref
							GIS Ref
							Insp Date
							02/24/18

 Total Card / Total Parcel
 748,100 / 748,100
 748,100 / 748,100
 748,100 / 748,100

!11719!

USER DEFINED

Prior Id # 1:	98833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	01:51:30
LAST REV Date	Time
03/27/18	10:09:59
ekelly	
11719	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDERICK CAROL	30297-147		6/15/1999		322,500	No	No		
	20570-592		5/1/1990		210,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/22/2008	Info At Door	372	PATRIOT
4/19/2001	Inspected	PM	Peter M
6/19/2000	MLS		
12/8/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 05 - Garrison	1	Rating: Average													28			
Sty Ht: 2 - 2 Story				A Bath:	Rating:										4			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:										5			
Foundation: 1 - Concrete				A 3QBth:	Rating:										8			
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average										8			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:										5			
Sec Wall: 2 - Clapboard	12%			OthrFix:	Rating:										8			
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GRAY																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1					28			
Year Blt: 1965	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other										
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				RES BREAKDOWN				SKETCH						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL			24			
Prim Int Wall: 1 - Drywall				Total Units:				Interior:	1	6	3	m						
Sec Int Wall:	%			Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors:				Name:				Baths:										
Sec Floors: 3 - Hardwood	%							Plumbing:										
Bsmnt Flr:								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 4								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 150.0-0002-0012.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	16X5		A	AV	1975		0.00	T	35.2	101					
More: N	Total Yard Items:					Total Special Features:								Total:				
																		